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9 **UNITED STATES BANKRUPTCY COURT**
10 **NORTHERN DISTRICT OF CALIFORNIA - DIVISION 5**

11 In re:

12 ROSS ELITE REALTY GROUP, LLC,

13
14 Debtor.
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Case No. 18-50774-MEH

Chapter 11

Date: July 27, 2018
Time: 2:00 p.m.
Courtroom: 3020

17 **LIMITED OBJECTION TO MOTION TO SELL REDWOOD CITY REAL**
18 **PROPERTY FREE AND CLEAR OF LIENS**

19 Comes now Philip Theodore, a member the Debtor Ross Elite Realty Group, LLC
20 (“Debtor”) and a party in interest in this bankruptcy case and submits the following limited
21 objections to the proposed sale of the property of the Bankruptcy Estate commonly known as 1402
22 Arguello Court, Redwood City, California (the “Redwood City Property”).
23

24 Mr. Theodore generally supports the proposed sale of the Redwood City Property. His
25 objection is limited to requesting language in any order approving the sale of the Redwood City
26 Property such that the order shall limit the distribution of funds from escrow to the payment of (a)
27 approved liens or on account of disputed liens such as the County Tax Collector and recorded
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1 deeds of trust, (b) costs of sale, and (c) other amounts consistent with the contract for sale between
2 the Debtor and the buyer that was filed with the Court. In addition, the order should provide that
3 any excess proceeds should be held in trust by Debtor's counsel, Charles Greene, pending further
4 order of the Court as to their proper disposition and not placed in the debtor-in-possession bank
5 account due to the failure of the Debtor and its Responsible Individual Zachary Ross to comply
6 with prior orders of this Court, including but not limited to the Court's most recent order issued on
7 July 10, 2018 (docket #56) which required production of documents to Mr. Theodore's counsel on
8 July 13, 2018, which did not occur.
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11 Dated: July 13, 2018

BINDER & MALTER, LLP

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13 By: /s/ Julie H. Rome-Banks
14 Julie H. Rome-Banks
15 Attorneys for Philip Theodore
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